

Memo

To: Members of the Zoning Board of Appeals
From: **Mary Ann Loncto**
Date: **October 1, 2009**
Re: ZBA AGENDA – OCTOBER 6, 2009

The next meeting of the Zoning Board of Appeals will be held on Tuesday, October 6, 2009, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Continuation of a public hearing on the request of David Dookie, 33 VanNess Road, Beacon, NY seeking the following are variances to be able to construct a building with commercial on the ground floor and 10 residential units above at 2677 West Main Street: (1) Lot area – required is 25,000 sq. ft. and proposed is 18,000 sq. ft., (2) front setback – required is 15 ft. and proposed is 2 ft., (3) side setback – required is 15 ft. and proposed is 5 ft., (4) building height – number of stories – allowed is 3 stories and proposed is 4 stories/allowed height is 40 ft. and proposed height is 41' 6", (5) lot width – required is 75 ft. and proposed is 63 ft., and (6) parking requirements – proposed is 10 spaces and required is 15 spaces for the 10 residential units and 15 spaces for the commercial units if retail is proposed – if any other use for the commercial units are proposed you must calculate the parking from Section 151-19 of the Zoning Ordinance.

Continuation of a public hearing on the request of Frank Cannizzaro, seeking a variance from Section 151-16(A) of the Zoning Ordinance to be able to have a three family house in a two family zone.

Continuation of a public hearing on the request of Frank Cannizzaro seeking the following area variances to be able to have a three family house in a two family zone at 3 Elm Street: (1) front yard setback – existing is 12.83 ft. and required is 15 ft., (2) lot depth – required is 100 ft. and existing is 84.34 ft., and (3) lot size – required is 15,000 sq. ft. and provided is 10,890 sq. ft.

Public hearing on the request of Charles A. Norman, 1 Market Street seeking an area variance from Section 151-16(B) from the rear setback of a proposed third level deck – required is 25 ft. and existing is 0 ft.

Public hearing on the request of Charles A. Norman, 1 Market Street seeking an area variance from Section 151-16(B) from the rear setback of an existing deck (shop and/or street level) – required is 25 ft. and existing is 0 ft.

PLEASE NOTE THAT THE MINUTES FROM THE PREVIOUS MEETING WILL BE EMAILED TO YOU BEFORE TUESDAY'S MEETING.

